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# Omaha's Neighborhood Housing Services Area: A Physical Conditions Inventory

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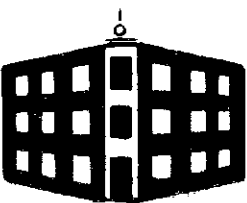
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**OMAHA'S  
NEIGHBORHOOD  
HOUSING  
SERVICES  
AREA:**



**A PHYSICAL  
CONDITIONS  
INVENTORY**

OMAHA'S NEIGHBORHOOD HOUSING SERVICES AREA:  
A PHYSICAL CONDITIONS INVENTORY

Prepared By:

R. K. Piper and Jack Ruff



Center for Applied Urban Research  
University of Nebraska at Omaha



July 9, 1982

## FOREWORD

Although the type of physical conditions inventory presented in this report requires weeks of field work to gather the data, such a process can provide information which aids decision makers in focusing activity based on specific program strategies. We have endeavored to work closely with the city of Omaha and the Neighborhood Housing Services board members to make them comfortable with this information, and we hope that the data in this report aid them in their efforts to provide a variety of housing services to the area.

We would like to acknowledge the staff at the Center for Applied Urban Research who helped in this effort. Robert Meyerson and Tim Himberger assisted in the field work. Marian Meier edited the report, and Dianne Fick, Michelle Schmitz, and Joyce Carson typed it.

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## INTRODUCTION

### Overview

In the fall of 1981, the city of Omaha embarked upon a feasibility activity designed to determine whether enough interest and commitment existed to begin a Neighborhood Housing Services program. After many meetings and much group activity, a financial commitment was made by the city and the private sector to undertake a program which would provide housing rehabilitation loans as well as general public improvements in a designated area of Omaha.

A site selection committee, after considering many factors, chose a site between Lake and Ames and from 30th Street to Fontenelle Boulevard as the target area. Since this is a rather large area with over 3,000 housing units, obviously if the housing loans were distributed throughout the entire area, program effectiveness and visual impact would be diluted. In addition, the lack of a complete data base on the relative quality of the housing units within the area made difficult determining which subareas offered the best chance for accomplishing the objectives of the NHS Board. Generally, the census data indicated that certain parts of the area were relatively better off than others, but detailed parcel-by-parcel data were not available. Therefore, the Center for Applied Urban Research in cooperation with the Neighborhood Housing Services program, undertook a parcel-by-parcel evaluation of the total area to provide indicators of the relative condition of the public improvements. This report summarizes the data that were gathered from the exterior physical inventory process and also utilizes the 1980 Census block data to provide additional indications of the overall condition of the target area.



## Research Methods

Research for this particular activity involved determining which type of information should be gathered for each parcel of land within the area. After reviewing several different approaches and discussing a variety of evaluation criteria with representatives from the city's Department of Housing and Community Development, the decision was made to obtain the ten housing data items shown in Figure 1. In addition, an overall estimate of the condition of the external unit and adjoining land was made for each parcel. Another aspect of the research design involved gathering neighborhood environmental information for each block within the target area.

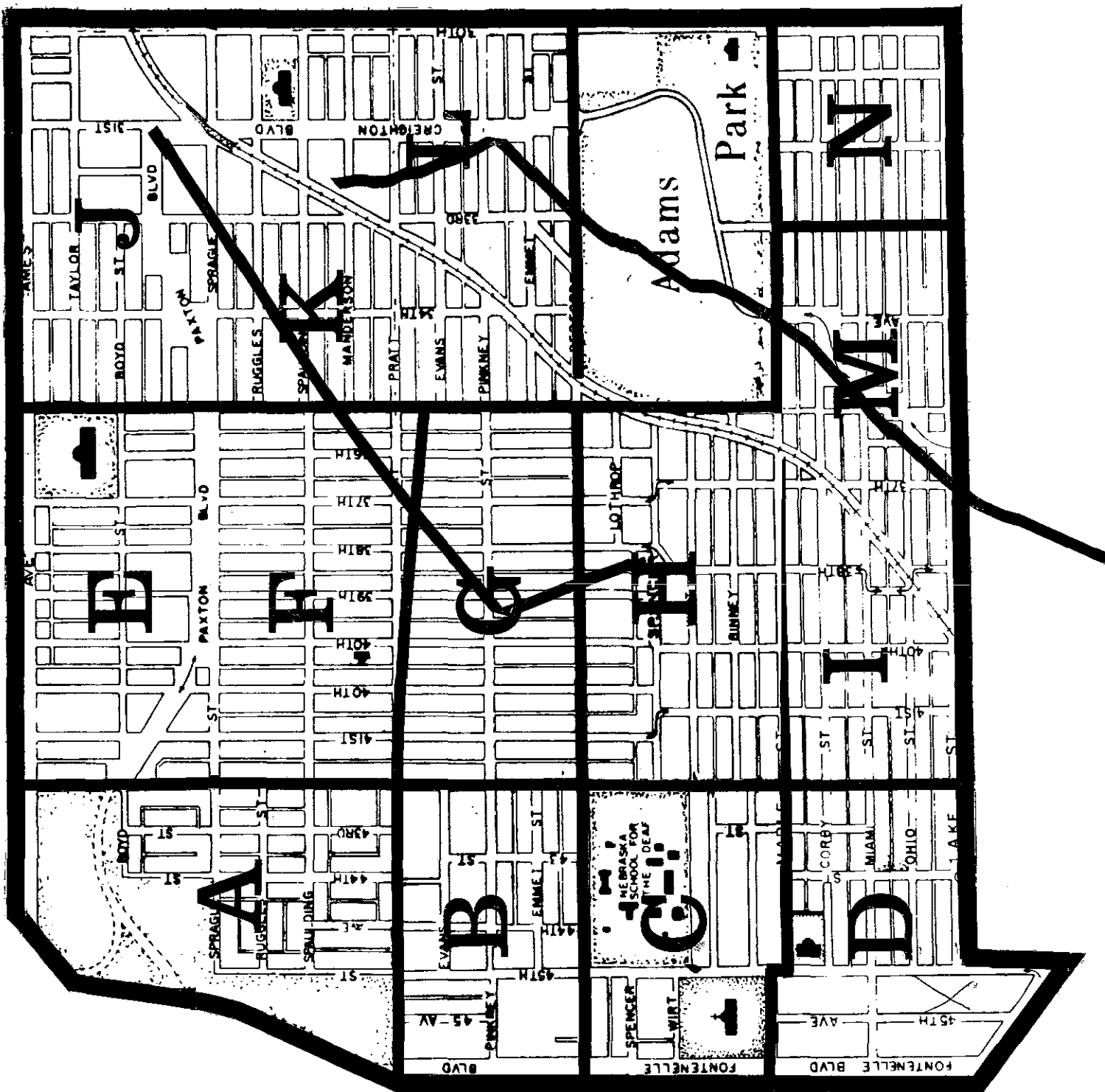
Because this area is so large, the target area was divided into 14 subareas. These subareas served as the basis for data collection and aggregation of block census data. Map 1 shows the 14 subareas.

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### FIGURE 1

#### REPAIR SUMMARY

1. Roof covering repairs
  2. Sagging roof/roofline
  3. Gutter/drainpipe repair
  4. Surface deterioration
  5. Timber rot
  6. Paint peeling
  7. Doors, windows, screens
  8. Settlement evident, foundation
  9. Porch step repairs
  10. Site condition
-



MAP 1  
NHS TARGET AREA  
(14 Subareas A - N)

## FINDINGS

### Overview

An initial overview of the Neighborhood Housing Services area can be obtained by looking at some of the 1980 Census block data. The area consists of 208 square blocks. In 1980, 8,988 people lived within the area in 1,864 owner occupied and 1,006 renter occupied units. Thus, about 65% of the occupied housing units in the area were owner occupied units. In addition, 337 (10.5%) of the units in the area were vacant.

From the census data the area had a relatively young population; that is, 3,304 persons (36.8% of the total) were under the age of 18. This compares to 790 (or 8.8%) over the age of 65. The average number of persons per household was 3.26, which is nearly one person per household more than the average of the city as a whole. Census totals for these data are shown in Table 1.

### Parcel Inventory

Researchers from the Center for Applied Urban Research visually inspected and rated all 4,305 parcels within the study area. Of those 4,305 parcels, 3,005 had houses on them, 747 lots were vacant, 285 lots were attached to and part of a home site, six lots were occupied by multi-family projects, 11 lots contained duplexes, 98 parcels were occupied by commercial structures, 43 plots were industrial sites, and the remaining 110 sites were utilized for others purposes such as schools, churches, and other public functions. (See Appendix C.)

### Housing Inventory

A visual exterior evaluation of all housing units in the area showed that 641 (or 21.3%) received an excellent rating, 1,095 (36.5%) were rated

TABLE 1

## SELECTED 1980 CENSUS DATA FOR N.H.S. SUBAREAS

Area	Population	Under 18	65+	Total Year Round Units	Owner Occupied	Renter Occupied	Vacant	Families	Households	Persons Per Household	One Person Households
A	643	248	64	214	134 (68.7)	61 (31.3)	19	144	196	3.3	32
B	940	342	37	277	143 (55.2)	116 (44.8)	18	220	288	3.6	48
C	692	284	48	200	115 (60.8)	74 (39.2)	11	159	192	3.7	56
D	891	362	62	285	188 (70.9)	77 (29.1)	20	211	265	3.4	48
E	824	305	75	291	187 (69.3)	83 (30.7)	21	189	273	3.1	65
F	947	338	79	353	217 (68.0)	102 (32.0)	34	254	319	2.9	57
G	924	378	70	370	204 (61.8)	126 (38.2)	40	242	320	2.8	74
H	781	297	67	276	147 (59.3)	101 (40.7)	28	202	251	3.1	38
I	486	186	30	166	102 (70.3)	43 (29.7)	21	110	149	3.4	29
J	621	208	78	252	124 (55.6)	99 (44.4)	29	158	228	2.8	61
K	485	149	93	195	130 (74.3)	45 (25.7)	20	104	159	2.8	52
L	369	112	48	164	91 (66.9)	45 (33.1)	28	91	142	2.7	41
M	243	69	21	94	40 (64.5)	22 (35.5)	32	54	86	3.9	10
N	142	26	18	70	42 (77.7)	12 (22.3)	16	34	64	2.6	20
Total	8,988	3,304	790	3,207	1,864	1,006	337	2,172	2,932	(3.26)	631

1980 Census Data

as good, 965 (32.1%) were rated as fair, 258 (8.6%) were poor, 16 (.5%) were dilapidated, and 30 (or about 1%) were in some stage of a renovation program and therefore not rated. (See Appendix A.) Although most of the units within the area rated either good or fair, Table 2, which provides subarea information, shows a marked variation in the quality of housing. Over half the houses in subarea A were rated as excellent but only one house in subarea N was. The housing scores in the first column of Table 2 are indicative of the overall rating of housing with the lowest score meaning the highest quality housing stock. Subarea A had a score of 7.1 and was by far the best of the areas, whereas subareas N and L had scores of 19.8 and 19.6, respectively, and were the worst of the subareas in terms of housing condition. The median housing score for all the areas was 11.7. Subareas D and E received this rating. Subareas A, F, G, K, B, and I had scores lower than the median--that is, the housing in those areas appeared to be better than the area as a whole, and the housing in subareas C, J, H, M, L, and N appeared to be worse than most housing within the area. This is not to say that excellent housing was not found in each of the areas, but subareas A, F, G, and K had the best housing, and subareas H, M, L, and N tended to have the worst.

Of the 3,005 housing units in the area, 155 (5%) were vacant and classified as vacant habitable, vacant inhabitable, or under rehabilitation. Table 3 shows the vacant status of the housing units by subarea and for the entire target area.

TABLE 2

## PHYSICAL CONDITION RATING OF THE SUBAREAS

Sub-area	Housing Score	Total Single-Family Units	Exterior Condition Rating										Not Rated		% Units Vacant	% Vacant Lots
			Excellent		Good		Fair		Poor		Dilapidated					
			Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
A	7.1	237	123	51.9	73	30.8	37	15.6	4	1.7	0		0		5	3
B	10.9	254	49	19.3	105	41.3	76	29.9	21	8.3	1	.4	2	.8	4	4
C	13.0	184	29	15.8	64	34.8	77	41.8	12	6.5	0		2	1.1	6	3
D	11.7	265	36	13.6	118	44.5	93	35.1	16	6.0	0		2	.8	4	4
E	11.7	259	54	20.8	108	41.7	80	30.9	13	5.0	2	.8	2	.8	3	4
F	9.8	350	81	23.1	155	44.3	83	23.7	24	6.9	1	.3	6	1.7	3	6
G	10.0	350	78	22.3	129	36.9	113	32.3	26	7.4	0		4	1.1	4	13
H	13.8	263	23	8.7	83	31.6	117	44.5	36	13.7	0		4	1.5	8	25
I	11.6	160	33	20.6	56	35.0	56	35.0	12	7.5	0		3	1.9	5	16
J	13.5	205	27	13.2	73	35.6	83	40.5	21	10.2	1	.5	0		6	10
K	10.5	169	51	30.2	62	36.7	46	27.2	6	3.5	0		4	2.4	6	41
L	19.6	132	24	18.2	25	18.9	46	34.8	33	25.0	3	2.3	1	.8	5	28
M	15.9	98	32	32.6	23	23.5	23	23.5	15	15.3	5	5.1	0		13	46
N	19.8	79	1	1.3	21	26.6	35	44.3	19	24.0	3	3.8	0		11	46
Total		3,005	641		1,095		965		258		16		30			
Percentage				21.3		36.5		32.1		8.6		.5		1.0		

TABLE 3  
VACANT HOUSING UNITS

<u>Sub Area</u>	<u>Vacant Habitable</u>	<u>Vacant Uninhabitable</u>	<u>Under Rehabilitation</u>	<u>Total #</u>	<u>Vacant %</u>	<u>Total Occupied</u>
A	6	2	3	11	5	226
B	8	1	2	11	4	243
C	8	1	2	11	6	173
D	7	3	1	11	4	254
E	5	1	2	8	3	251
F	8	1	0	9	3	341
G	9	3	2	14	4	336
H	16	4	1	21	8	242
I	5	2	1	8	5	152
J	9	3	1	13	6	192
K	8	2	0	10	6	159
L	3	3	0	6	5	126
M	4	8	1	13	13	85
N	2	7	0	9	11	70
Totals	98	41	16	155	5%	2,850

### Environmental and Capital Improvement Factors

Each block was assessed according to the environmental and capital improvements noted in Appendix B. The most obvious need was to clean the storm sewers. This environmental concern received the highest mean score (1.77). The next most significant concerns were vacant lots and associated litter problems. The least needed improvement was street lighting. (See Table 4.)

TABLE 4

ENVIRONMENTAL AND CAPITAL IMPROVEMENT NEEDS FOR THE NHS AREA  
ARRANGED ACCORDING TO DECREASING SCORES

Factor	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
Plugged storm drains	33	62	65	21	1.77
Unkempt yards, alleys, vacant lots	21	53	76	31	1.47
Street conditions	7	29	44	101	1.44
Litter	24	32	87	38	1.36
Heavy traffic	12	66	46	57	1.25
Sidewalks	12	41	64	64	1.07
Dead trees, etc.	16	29	70	66	1.06
Parked vehicles, junk cars	3	22	84	72	.77
Curbs	4	14	48	115	.76
Parks, open space conditions	0	7	58	116	.60
Other pollution, dust, noise, etc.	6	25	35	115	.60
Intersection improvements	0	7	33	141	.39
Street signs, signals	0	2	18	161	.12
Street lights	0	0	11	170	.06



### Capital Improvement Scores

The capital improvement scores in Table 5 indicate that public efforts have been made in certain areas. The best area was Area M which has received a considerable number of public improvements.

Subarea A also has the advantage of a large number of public improvements. Conversely, subarea H had some of the worst streets, curbs, and plugged storm drains in the area. It also had the worst street lighting and street sign scores of all areas.

### Environmental Scores

The geographic differences in the environmental quality scores are obvious. The best scores were on the west edge of the area--generally along Fontenelle Boulevard and 45th Street. The worst scores were in the north-east quadrant of the area--bordered by 30th Street, Ames, and the Belt-line. Looking at the individual score categories also provides some indication as to the type of effort being made in the area. Subarea C had the best environmental score. The one aspect which contributed over one-third of their points--heavy traffic--is something over which residents have little control.

Conversely, subarea K had the worst environmental score, but much of that score was a result of over 40% of the lots in the area being vacant and the resulting litter and dumping problems. Table 6 depicts the comparative scores.

TABLE 5

AN AREA COMPARISON OF CAPITAL IMPROVEMENT  
SCORES BY ITEM

Item	Area A	B	C	D	E	F	G	H	I	J	K	L	M	N
<u>Capital Improvements</u>														
Street conditions	.50	1.07	.25	.54	2.15	1.38	1.00	2.59	2.62	2.60	2.33	1.82	.14	.77
Curbs	.38	.60	.56	.14	1.38	.56	.84	2.47	.69	.90	1.00	.41	.00	.12
Plugged storm sewers	.92	1.67	1.75	2.36	2.23	1.69	2.19	2.29	2.31	1.40	1.42	1.54	.57	2.23
Sidewalks	.92	.87	.62	.27	1.85	.81	1.50	1.24	1.46	.80	.83	2.27	1.14	.15
Street lights	.17	.00	.00	.00	.00	.00	.06	.29	.08	.10	.08	.00	.00	.00
Street signs/signals	.08	.00	.25	.09	.00	.00	.06	.35	.31	.10	.25	.18	.00	.08
Intersection improvements	.00	.20	.56	.54	.58	.19	.09	.79	.58	.15	.12	.96	.11	.69
Park, open space conditions accessibility	.00	.00	.94	.41	.23	.19	1.31	1.06	1.27	1.20	1.12	.14	.00	.58
Score	3.0	4.4	4.9	4.4	8.4	4.8	7.1	11.1	9.3	7.3	7.2	7.3	2.0	4.6
Rank	2	3.5	7	3.5	12	6	8	14	13	10.5	9	10.5	1	5

TABLE 6

AN AREA COMPARISON OF ENVIRONMENTAL  
SCORES BY ITEM

Item	Area A	B	C	D	E	F	G	H	I	J	K	L	M	N
<u>Environment</u>														
Dead trees, overgrown vegetation	.17	.67	.38	.64	.54	.56	1.06	1.53	1.69	.90	2.42	1.54	1.36	1.15
Litter	1.00	1.27	.62	1.00	.77	.62	1.00	1.65	1.54	1.60	2.58	1.73	1.64	2.08
Unkempt yards, alleys, vacant lots	1.17	1.33	.50	1.00	1.00	1.12	1.31	1.65	2.08	1.40	2.33	1.91	1.71	1.77
Parked vehicles, junk cars	.75	.73	.38	.46	.69	.75	.50	.65	.92	1.00	1.50	1.46	.86	.31
Heavy traffic	.50	.80	1.38	1.36	1.80	.75	1.50	1.41	1.15	2.60	.67	2.00	.57	1.46
Other noise, odor, dust	.17	.00	.12	.36	.46	.06	.94	.65	.77	.90	.92	1.64	.93	.62
Score	3.8	4.8	3.4	4.8	5.3	3.9	6.3	7.5	8.2	8.4	10.4	10.3	7.1	7.4
Rank	2	4.5	1	4.5	6	3	7	10	11	12	14	13	8	9

### Comparative Subarea Scores and Rankings

To aid in evaluating the 14 subareas comparatively, mean scores were computed in four categories: 1) housing repairs, 2) overall housing condition, 3) neighborhood environment, and 4) capital improvements and repairs. (See Table 7.) Combining the housing repair score and the overall housing condition score also produced a total housing score. In the same manner, by combining the neighborhood environment and capital improvement scores, a total neighborhood environment score was arrived at. Finally, combining the total housing score and total environment/capital improvement score resulted in a total subarea score.

Lower scores indicate fewer needed repairs or problems in a given category. Rankings are in ascending order with a rank score of one (1) for the best subarea, i.e., a subarea needing the fewest repairs and having the least problems, and a rank score of 14 for the worst subarea.

### Housing Repairs

Ten external housing repair categories were rated for each housing unit in the overall target area. Repairs rated include: 1) roof covering, 2) sagging roof, 3) gutter/drainpipe, 4) surface deterioration, 5) timber rot, 6) paint peeling, 7) doors, windows, screens, 8) foundation settlement, 9) porch and step repairs, and 10) site condition. The more major or costlier repairs, such as foundation settlement or sagging roofline, for example, were weighted by factors of 2X or 1.5X. (See Appendix A.) For each repair category a housing unit was rated as needing either major (4 points), substantial (2 points), minor (1 point), or none (0 points). In instances where a repair was weighted 2X a major repair would count 8 points. Average scores for each repair category are presented in Appendix A. Addition of the repair scores produced the housing repair score for each subarea.

TABLE 7  
AREA CONDITIONS SCORES

	Repairs		Overall Condition		Total Housing		Environment		Capital Improvement		Total Neighborhood Environment		Total Area	
	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank	Score	Rank
A	5.6	1	1.5	1	7.1	1	3.8	2	3.0	2	6.8	1	13.9	1
B	7.9	5	3.0	6(tie)	10.9	5	4.8	4(tie)	4.4	3(tie)	9.2	5(tie)	20.1	3
C	9.7	8	3.3	10	13.0	9	3.4	1	4.9	7	8.3	2	21.3	5
D	8.6	6(tie)	3.1	8	11.7	7(tie)	4.8	4(tie)	4.4	3(tie)	9.2	5(tie)	20.9	4
E	8.9	9	2.8	4	11.7	7(tie)	5.3	6	8.4	12	13.7	9	25.4	8
F	7.2	3	2.6	2	9.8	2	3.9	3	4.8	6	8.7	3	18.5	2
G	7.1	2	2.9	5	10.0	3	6.3	7	7.1	8	13.4	8	23.4	6
H	9.9	10	3.9	12	13.8	11	7.5	10	11.1	14	18.6	14	32.4	13
I	8.6	6(tie)	3.0	6(tie)	11.6	6	8.2	11	9.3	13	17.5	11	29.1	10
J	10.0	11	3.5	11	13.5	10	8.4	12	7.3	10(tie)	15.7	10	29.2	11
K	7.8	4	2.7	3	10.5	4	10.4	14	7.2	9(tie)	17.6	12(tie)	28.1	9
L	15.0	13(tie)	4.6	13	19.6	13	10.3	13	7.3	10(tie)	17.6	12(tie)	37.2	14
M	12.7	12	3.2	9	15.9	12	7.1	8	2.0	1	9.1	4	25.0	7
N	15.0	13(tie)	4.8	14	19.8	14	7.4	9	4.6	5	12.0	7	31.8	12

As shown in Table 7, subarea A needed the fewest repairs with a score of 5.6, subareas D and I ranked sixth with scores of 8.6, and subareas L and N were the worst areas with scores of 15.0.

#### Estimated Overall Condition

Each housing unit was also rated as either excellent (needing little, if any, maintenance or repair), good (needing some minor normal maintenance repairs), fair (needing considerable repair and improvement), poor (housing deteriorated and substandard, in need of major repair and rehabilitation), and dilapidated (does not provide safe, adequate shelter; deteriorated beyond rehabilitation stage). Scores were given for each rating estimate as follows: excellent=0, good=2, fair=5, poor=7, and dilapidated=10. The mean scores for each area are shown in Table 7.

Subarea A ranked first with a mean score of 1.5 points, subareas B and I ranked sixth with scores of 3.0 and subarea N ranked fourteenth with a score of 4.8.

#### Total Housing Score

The total housing score is a combination of the repair and overall conditions scores for each subarea. Subarea A ranked first with an overall score of 7.1, subareas D and E ranked seventh with scores of 11.7, and subarea N had the worst score (19.8).

#### Environment

Each block in the overall target area was rated in six environmental categories, according to the same general format as used in rating housing repairs (see Appendix B). The six categories rated are as follows: 1) dead, overgrown vegetation, 2) litter, 3) unkempt yards, alleys, vacant lots, 4) parked vehicles, junk cars, 5) heavy traffic, and 6) other pollution,

noise, odor.

Area C ranked first as having the best environmental conditions with a score of 3.4, subarea G ranked seventh with a score of 6.3, and subarea K ranked fourteenth with a score of 10.4.

#### Capital Improvements and Repairs

The eight categories which were rated for each block are as follows:

1) street condition, 2) curbs, 3) plugged storm drains, 4) sidewalks, 5) street lights, 6) street signs and signals, 7) intersection improvements, and 8) park and open space condition and accessibility.

Area M ranked first as needing the fewest repairs or improvements with a score of 2.0, subarea C ranked seventh with a score of 4.9, and subarea H had the worst score (11.1).

#### Total Neighborhood Environment Score

The total neighborhood environment score is a combination of the environment and capital improvement and repair scores for each subarea. Subarea A ranked first with an overall score of 6.8, subarea N was seventh with a score of 12.0, and subarea H ranked fourteenth with a score of 18.6.

#### Total Area Score

The total area score is a combination of the total housing score and the total environment score. Subarea A ranked first with a score of 13.9, subarea M ranked seventh with a score of 25.0, and subarea L ranked fourteenth with a score of 37.2 (see Table 7).

## CONDITIONS AND CHARACTERISTICS SUMMARY OF SUBAREAS A-N

This section of the report provides a narrative overview of each subarea and highlights the significant positive and negative conditions present in each. Complete information gathered for specific housing repairs, overall housing condition, land-use, capital improvements, and environmental factors can be found in the Appendix.

### Subarea A - Conditions and Characteristics Summary

Boundaries: N - Boyd and Fontenelle Park, S - Pratt, E - 42nd Street,  
W - Fontenelle Park

Housing: Of the 237 units in the area 52% were rated as excellent, and overall 83% were rated as excellent or good. Only four units (2%) were rated as poor, and no dilapidated units were observed. The total housing stock score of 7.1 was the highest of the 14 subareas. Five percent of the units were unoccupied, and 69% were owner occupied.

Land-Use: Single-family residences comprised 95% of the parcels in the area, and only 3% were vacant lots.

Capital Improvement/  
Repairs: Streets were generally in good condition, although some sidewalks needed minor repairs, and the plugged storm drains were minor problems for most blocks.

Environment: Several blocks had substantial problems with unkempt alleys and litter and junk cars were a minor problem. Overall, the environment was good, however, and the environment score of 3.8 was among the best. The subarea borders Fontenelle Park and Golf Course. Traffic was fairly heavy on Paxton,



Fontenelle, and 42nd Street.

Subarea B - Conditions and Characteristics Summary

Boundaries: N - Pratt, S - Bedford, E - 42nd Street, W - Fontenelle Boulevard

Housing: Housing was generally good or fair with pockets of excellent or poor housing present in certain blocks. Of the 254 units 41% were rated as good, and overall 61% were rated as excellent or good. Thirty percent were rated fair and 8% were poor. The total housing score of 10.9 ranked subarea B as fifth best of the 14. This subarea had the lowest number of owner occupied units (55%); however, most of these units were found in a large multi-family apartment complex along Bedford Avenue.

Land-Use: Single-family residential units were found on 92% of the parcels. Other uses, including the Children's Home Society and the Jeremiah Home, were also observed. Only 4% of the parcels were vacant lots. Some vacant commercial property was found along Bedford.

Capital Improvement/  
Repairs: Street conditions were generally good but in need of some minor maintenance with Evans Street between 42nd and 44th Street needing some attention. Plugged storm drains were a substantial problem and in some blocks a major problem. Sidewalks needed some minor repairs in the area.

Environment: Unkempt yards, alleys, and vacant lots were a substantial problem in some parts of the area, as was litter. Junk cars and parked vehicles were a minor problem in most blocks as was dead, overgrown vegetation. Fairly heavy traffic occurred along Fontenelle, Bedford, and 42nd Street.

#### Subarea C - Conditions and Characteristics Summary

Boundaries: N - Bedford, S - Maple, E - 42nd Street, W - Fontenelle Boulevard

Housing: Housing stock was generally good or fair. Thirty-five percent of the housing units were rated as good, and overall 51% were excellent or good. A fair rating was received by 42% of the units, and 7% were poor.

Land-Use: Single-family residential units occupied 94% of the parcels. Two significant other uses were found in the subarea, the Nebraska School for the Deaf and Holy Name School. Only 3% of the parcels were vacant lots.

Capital Improvement/  
Repairs: Street and sidewalk conditions were generally good with the sidewalks only needing some minor repairs. Plugged storm drains were a substantial problem, and park and open space accessibility and condition was seen as a minor problem.

Environment: Most blocks had some minor problems with litter and unkempt yards and vacant lots. Heavy traffic was a substantial problem along 42nd and 45th Streets.

#### Subarea D - Conditions and Characteristics Summary

Boundaries: N - Maple, S - Lake and Fontenelle Boulevard, E - 42nd Street, W - Fontenelle Boulevard

Housing: Housing stock was mostly good or fair with 45% of the units rated good and 58% either excellent or good. Slightly over one-third (35%) were fair, and 6% were poor. The overall housing score of 11.7 was the median score for the 14 subareas. The subarea had a high percentage (71%) of owner occupied units.

Land-Use: Single-family residential was found on 91% of the parcels. Significant other uses included Clifton Hill School, a playground at 43rd and Miami, a fire station, and a day care center. Some small commercial areas were present along Lake and 45th Streets. Only 4% of the parcels were vacant lots.

Capital Improvement/Repairs: Streets and sidewalks were generally in good condition. The 42nd Avenue segment between Miami and Corby Streets needed some attention. Plugged storm drains were a major to substantial problem in this subarea.

Environment: Unkempt yards and vacant lots were a substantial to a minor problem for most blocks with some minor problems of dead trees and overgrown vegetation. Heavy traffic along Fontenelle and Lake Street was also a substantial problem, and parked vehicles and junk cars were minor problems in some blocks.

#### Subarea E - Conditions and Characteristics Summary

Boundaries: N - Ames Avenue, S - Sprague, E - 36th Street, W - 42nd Street

Housing: Housing generally was good or fair with pockets of excellent or poor housing present in certain blocks. Researchers rated 42% of the housing units in the area as good, and overall 63% were either good or excellent. Thirty-one percent of the units were rated fair. Along with subarea D, subarea E also had the median total housing score for the whole area of 11.7. Owner occupancy in the area was 69%.

Land-Use: Single-family resident units were found on 87% of the parcels, 5% were commercial and only 4% were vacant lots. North High School should be mentioned as being in the area, and some small commercial structures were found along Ames Avenue.

Capital Improvement/Repairs: Street condition was generally good with some segments requiring minor attention; Boyd Street between 42nd Street and 40th Avenue and Sprague Street between 42nd and 41st Streets needed substantial improvement. Sidewalk condition was a substantial problem for the subarea as were plugged storm sewers.

Environment: Heavy traffic along Ames Avenue, Paxton Boulevard, and 42nd Street was a substantial problem in this subarea, as were unkempt yards and vacant lots in some blocks.

#### Subarea F - Conditions and Characteristics Summary

Boundaries: N - Sprague, S - Pratt, E - 36th Street, W - 42nd Street

Housing: Housing stock was mostly good, sound and modest in size and in need of some improvement. Of the 350 units in the subarea 44% were rated as good, and overall 67% were either excellent or good. The total housing score of 9.8 was the second best score, behind subarea A. Owner occupancy was 68%.

Land-Use: The subarea was almost entirely made up of single-family homes (91%) with no commercial or industrial uses present, and only 6% vacant lots. Three churches were found in the subarea.

Capital Improvement/Repairs: Streets and sidewalks were generally in good condition with some minor repairs needed. Plugged storm drains were a substantial problem.

Environment: Unkempt alleys and vacant lots were a substantial problem in certain blocks. Litter, parked vehicles, and junk cars were minor problems in most blocks.

#### Subarea G - Conditions and Characteristics Summary

Boundaries: N - Pratt, S - Bedford, E - 36th Street, W - 42nd Street

Housing: Housing stock was mostly good to fair, modest in size, and in need of some improvement. Of the 350 units in the area 37% were rated as good, and overall 59% were either excellent or good. One-third (32%) were rated fair. The total housing score of 10.0 was third best behind subareas A and F. Owner occupancy was 62%.

Land-Use: Single-family residences were found on 86% of the parcels, and 13% were vacant lots.

Capital Improvement/  
Repairs: Streets were generally in good condition. The need for sidewalks was evident in some blocks with some extensive to minor improvement needed in others. Plugged storm drains were a substantial problem.

Environment: Unkempt alleys, vacant lots, and yards were a substantial problem for certain blocks in the subarea, as were dead trees or overgrown vegetation. Some of the vacant lots near 36th Street were used as dumps and had considerable odor. Heavy traffic and noise were especially apparent in some places, e.g., along Bedford.

#### Subarea H - Conditions and Characteristics Summary

Boundaries: N - Bedford, S - Maple, E - 36th Street, W - 42nd Street

Housing: Housing stock was mostly fair or good with 45% of the

units rated as fair, 32% good, and only 9% excellent. The 59% owner occupancy figure was the third lowest of the 14 subareas. The total housing score of 13.8 was the fourth worst. Eight percent of the units in the subarea were vacant.

Land-Use: Almost three-fourths (72%) of the parcels were single-family residential and 25% were vacant lots. Two grocery stores and two gas stations are in the subarea, as is Martin Luther King School.

Capital Improvement/Repairs: About one-half of the streets in the subarea were in need of substantial or major street and curb improvement. Most of the problems were in the blocks to the north of Martin Luther King School. Sidewalks and plugged storm drains were also a substantial problem for many blocks. The capital improvement score of 11.1 was the worst of all the subareas.

Environment: Overgrown vegetation, litter, unkempt yards, alleys, and vacant lots were evident. Heavy traffic along Bedford and 42nd Street was also a substantial problem.

#### Subarea I - Conditions and Characteristics Summary

Boundaries: N - Maple, S - Lake, E - Railroad Belt-line, W - 42nd Street

Housing: Housing stock was mostly good or fair with 35% of the units rated as good and 35% rated as fair; 56% were either excellent or good. Seventy percent of the units were owner occupied.

Land-Use: Over three-fourths (76%) of the parcels were single-family residential, 16% were vacant lots, and 7% were commercial.

Capital Improvement/Repairs: Street and sidewalk conditions in the subarea were generally fair with segments of 38th Street and Miami Street needing special attention. Plugged storm drains were a substantial

to major problem in the subarea.

Environment: Overgrown vegetation, litter, unkempt alleys and vacant lots, and parked and junk cars were all substantial to major problems.

#### Subarea J - Conditions and Characteristics Summary

Boundaries: N - Ames Avenue, S - Sprague, E - 30th Street, W - 36th Street

Housing: Housing was mostly in fair condition with considerable good stock also. Forty-one percent of the units were rated as fair and 36% were good.

Land-Use: Single-family residences were found on 86% of the parcels, and 10% were vacant lots. Some multi-family units and duplexes were also present. Commercial and industrial uses were also significant along 30th Street and Ames Avenue.

Capital Improvement/  
Repairs: Street conditions were generally fair with substantial improvements to streets and sidewalks needed on Sahler and 34th Avenue. Plugged storm drains were at least a minor problem in most blocks.

Environment: Litter and unkempt vacant lots were substantial problems in the subarea. Heavy traffic along Ames Avenue, 30th Street, and Paxton Boulevard was also a substantial to major problem.

#### Subarea K - Conditions and Characteristics Summary

Boundaries: N - Sprague, S - Railroad Belt to Bedford, E - Railroad Belt, W - 36th Street

Housing: Housing units were generally good with a considerable number of excellent units also. A few poor units were mixed in especially around those blocks containing the considerable

number of vacant lots. Thirty-seven percent of the units rated as good, and overall 67% were either excellent or good. Only 4% of the units were poor. The total housing score of 10.5 was the fourth best of all 14 subareas.

**Land-Use:** Single-family residences were found on 57% of the parcels while 41% were vacant lots. Most of the vacant lots were found from Evans Street south and along the railroad belt-line.

**Capital Improvement/Repairs:** The infrastructure in the area was generally in good condition; however, 34th Avenue south of Pratt and sections of Ruggles Street were found to be in need of attention. Sidewalks needed some minor attention.

**Environment:** In those sections where vacant lots predominated overgrown vegetation, litter, and unkempt conditions were a major problem. Parked and junk cars were a substantial problem in over half of the blocks. The environment score of 10.4 was the worst of the 14 subareas, due mostly to the condition of the vacant parcels of land.

#### Subarea L - Conditions and Characteristics Summary

**Boundaries:** N - Railroad Belt-line to Sprague, S - Bedford Avenue and Adams Park, E - 30th Street, W - Railroad Belt-line

**Housing:** Housing stock was very mixed--some excellent, good, fair, poor, and dilapidated housing all together in the same blocks. Most housing was rated fair or poor. Overall 37% of the units rated as good or excellent, 35% were fair, 25% were poor, and 2% were dilapidated. This subarea, along with subarea N, had the worst repair score (15.0) and the second worst overall total housing score (19.6).



Land-Use: Only 49% of the parcels were single-family residential, 28% were vacant lots, and 16% were commercial or industrial. Most commercial uses were found along 30th Street as was Druid Hill School.

Capital Improvement/Repairs: Street conditions were generally good except on Emmet and Manderson Streets. Sidewalks and plugged storm drains were a major or substantial problem in most blocks.

Environment: Unkempt alleys, vacant lots, and yards were substantial to major problems for most blocks in the subarea. Heavy traffic along 30th Street, Bedford Avenue, and Paxton Boulevard was found to be a very substantial problem. The environment score of 10.3 was the second worst of all the subareas.

#### Subarea M - Conditions and Characteristics Summary

Boundaries: N - Adams Park, S - Lake Street, E - 33rd Street, W - Railroad Belt-line

Housing: Housing stock was very mixed. A considerable number of excellent housing units were found (second highest percentage next to subarea A), but the subarea had the greatest number of dilapidated units and a high percentage of poor units. One-third (33%) of the units were rated as excellent, and overall 56% were excellent or good. Fifteen percent were poor and 5% were dilapidated. The total housing score of 15.9 was the third worst of all the subareas. Thirteen percent of the units in the subarea were vacant.

Land-Use: Only 40% of the parcels were single-family residential (this was the lowest percentage of all subareas). Forty-six percent were vacant lots (tied with subarea N as the

highest percentage), 8% were other uses (including two churches), and 6% were commercial.

Capital Improvement/Repairs: The infrastructure in the subarea was very good, even along mostly vacant blocks. The capital improvement repair score of 2.0 was the best of all the subareas.

Environment: Unkempt alleys, vacant lots, overgrown vegetation, and litter were substantial problems. Parked vehicles and junk cars were minor problems in most blocks.

#### Subarea N - Conditions and Characteristics

Boundaries: N - Adams Park, S - 30th Street, E - 30th Street, W - 33rd Street

Housing: The housing stock was mixed--mostly fair with a high percentage of poor units (24%), and 44% of the 79 units rated as fair, and 27% good. The total housing score of 19.8 was the worst score of all the subareas.

Land-Use: Single-family residences were found on 42% of the parcels, and 46% were vacant lots, 7% were other uses (including Kennedy School, a church, and a day care center), and 5% were commercial.

Capital Improvement/Repairs: Streets and sidewalks were in good condition, even along blocks that were almost entirely vacant. Plugged storm drains were a substantial problem in this subarea.

Environment: Litter and unkempt vacant lots and alleys were a substantial to a major problem. Overgrown vegetation was also a substantial problem as was heavy traffic along 30th and Lake Streets. Adams Park and the Community Center are adjacent to the north, and OHA public housing projects border on the south side of Lake Street.

## APPENDICES

## Appendix A

### Subarea Housing Repair Scores

Total Subareas A-N

#### Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...	102	299	849	1719	.94
2.	Sagging roof/roofline (2X).....	27	259	959	1722	1.07
3.	Gutter/drainpipe repair (1X)...	214	454	793	1506	.86
4.	Surface deterioration (1.5X)...	45	426	1156	1340	1.11
5.	Timber rot (1.5X).....	18	304	1063	1582	.88
6.	Paint peeling (1X).....	244	502	1253	968	1.09
7.	Doors, windows, screens (1.5X).	55	303	882	1726	.86
8.	Settlement evident, foundation (2X).....	16	137	631	2182	.65
9.	Porch step repairs (1X).....	79	353	988	1546	.68
10.	Site condition (1X).....	64	402	1079	1421	.72

AREA REPAIR SCORE: ..... 8.9

#### Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	641	21
2.	Good (2)	1095	36
3.	Fair (5)	965	32
4.	Poor (7)	258	9
5.	Dilapidated (10)	16	1
6.	Not rated	<u>30</u>	<u>1</u>
	TOTAL UNITS	<u>3005</u>	<u>100</u>
	CONDITION SCORE	<u>3.1</u>	

#### Section 3. Results

AREA REPAIR SCORE	<u>8.9</u>
CONDITION SCORE	<u>3.1</u>
TOTAL HOUSING SCORE	<u>12.0</u>

## Appendix A

### Subarea Housing Repair Scores

Subarea A

#### Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...	7	12	42	172	.60
2.	Sagging roof/roofline (2X).....	2	11	33	187	.54
3.	Gutter/drainpipe repair (1X)...	3	29	61	140	.56
4.	Surface deterioration (1.5X)...	2	10	67	154	.61
5.	Timber rot (1.5X).....	0	7	58	168	.46
6.	Paint peeling (1X).....	6	24	89	114	.69
7.	Doors, windows, screens (1.5X).	0	12	77	144	.65
8.	Settlement evident, foundation (2X).....	0	6	23	204	.30
9.	Porch step repairs (1X).....	3	32	80	118	.67
10.	Site condition (1X).....	2	18	85	128	<u>.55</u>
AREA REPAIR SCORE: .....						<u><u>5.6</u></u>

#### Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	123	52
2.	Good (2)	73	31
3.	Fair (5)	37	16
4.	Poor (7)	4	2
5.	Dilapidated (10)	0	0
6.	Not rated	<u>0</u>	<u>0</u>
	TOTAL UNITS	<u>237</u>	<u>101</u>
	CONDITION SCORE	<u>1.5</u>	

#### Section 3. Results

AREA REPAIR SCORE	<u>5.6</u>
CONDITION SCORE	<u>1.5</u>
TOTAL HOUSING SCORE	<u><u>7.1</u></u>

Subarea B

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean
		(4)	(2)	(1)	(0)	Score
1.	Roof covering repairs (1.5X)...	8	30	87	127	1.06
2.	Sagging roof/roofline (2X).....	1	18	72	161	.89
3.	Gutter/drainpipe repair (1X)...	14	47	83	108	.92
4.	Surface deterioration (1.5X)...	2	34	87	129	.97
5.	Timber rot (1.5X).....	1	21	81	149	.76
6.	Paint peeling (1X).....	10	42	110	90	.93
7.	Doors, windows, screens (1.5X).	2	15	72	163	.66
8.	Settlement evident, foundation (2X).....	0	5	32	215	.33
9.	Porch step repairs (1X).....	6	28	91	127	.68
10.	Site condition (1X).....	6	32	79	135	<u>.66</u>

AREA REPAIR SCORE: ..... 7.9

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	49	19
2.	Good (2)	105	41
3.	Fair (5)	76	30
4.	Poor (7)	21	8
5.	Dilapidated (10)	1	
6.	Not rated	<u>2</u>	<u>1</u>
	TOTAL UNITS	<u>254</u>	<u>99</u>
	CONDITION SCORE	<u>3.0</u>	

Section 3. Results

AREA REPAIR SCORE	<u>7.9</u>
CONDITION SCORE	<u>3.0</u>
TOTAL HOUSING SCORE	<u>10.9</u>

Subarea C

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean
		(4)	(2)	(1)	(0)	Score
1. Roof covering repairs (1.5X)...	5	13	50	114		.79
2. Sagging roof/roofline (2X).....	0	22	74	86		1.30
3. Gutter/drainpipe repair (1X)...	9	30	53	90		.82
4. Surface deterioration (1.5X)...	6	39	78	59		1.48
5. Timber rot (1.5X).....	0	24	89	69		1.13
6. Paint peeling (1X).....	19	45	66	52		1.28
7. Doors, windows, screens (1.5X).	4	18	55	105		.88
8. Settlement evident, foundation (2X).....	0	12	53	117		.85
9. Porch step repairs (1X).....	3	13	67	99		.58
10. Site condition (1X).....	2	20	65	95		<u>.62</u>
AREA REPAIR SCORE: .....						<u>9.7</u>

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1. Excellent (0)		29	16
2. Good (2)		64	35
3. Fair (5)		77	42
4. Poor (7)		12	7
5. Dilapidated (10)		0	0
6. Not rated		<u>2</u>	<u>1</u>
TOTAL UNITS		<u>184</u>	<u>101</u>
CONDITION SCORE		<u>3.3</u>	

Section 3. Results

AREA REPAIR SCORE	<u>9.7</u>
CONDITION SCORE	<u>3.3</u>
TOTAL HOUSING SCORE	<u>13.0</u>

Subarea D

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...	6	23	89	144	.91
2.	Sagging roof/roofline (2X).....	1	22	99	140	1.12
3.	Gutter/drainpipe repair (1X)...	14	49	73	126	.87
4.	Surface deterioration (1.5X)...	4	54	114	90	1.36
5.	Timber rot (1.5X).....	1	25	147	89	1.15
6.	Paint peeling (1X).....	19	50	94	99	1.03
7.	Doors, windows, screens (1.5X).	4	26	65	167	.76
8.	Settlement evident, foundation (2X).....	0	4	50	208	.44
9.	Porch step repairs (1X).....	2	23	59	178	.43
10.	Site condition (1X).....	2	20	86	154	<u>.51</u>
AREA REPAIR SCORE: .....						<u><u>8.6</u></u>

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	36	14
2.	Good (2)	118	45
3.	Fair (5)	93	35
4.	Poor (7)	16	6
5.	Dilapidated (10)	0	0
6.	Not rated	<u>2</u>	<u>1</u>
	TOTAL UNITS	<u>265</u>	<u>101</u>
	CONDITION SCORE	<u>3.1</u>	

Section 3. Results

AREA REPAIR SCORE	<u>8.6</u>
CONDITION SCORE	<u>3.1</u>
TOTAL HOUSING SCORE	<u><u>11.7</u></u>



Subarea E

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...10	18		70	159	.85
2.	Sagging roof/roofline (2X)..... 4	26		98	129	1.29
3.	Gutter/drainpipe repair (1X)...17	48		62	130	.88
4.	Surface deterioration (1.5X)... 2	21		118	116	.98
5.	Timber rot (1.5X)..... 1	15		97	144	.76
6.	Paint peeling (1X).....19	43		115	80	1.08
7.	Doors, windows, screens (1.5X). 9	18		78	152	.88
8.	Settlement evident, foundation (2X)..... 0	8		75	174	.71
9.	Porch step repairs (1X)..... 6	36		106	109	.79
10.	Site condition (1X)..... 1	40		93	123	<u>.69</u>

AREA REPAIR SCORE: ..... 8.9

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	54	21
2.	Good (2)	108	42
3.	Fair (5)	80	31
4.	Poor (7)	13	5
5.	Dilapidated (10)	2	1
6.	Not rated	<u>2</u>	<u>1</u>
	TOTAL UNITS	<u>259</u>	<u>101</u>
	CONDITION SCORE	<u>2.8</u>	

Section 3. Results

AREA REPAIR SCORE	<u>8.9</u>
CONDITION SCORE	<u>2.8</u>
TOTAL HOUSING SCORE	<u><u>11.7</u></u>

Subarea F

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean
		(4)	(2)	(1)	(0)	Score
1.	Roof covering repairs (1.5X)...	5	26	82	231	.67
2.	Sagging roof/roofline (2X).....	2	21	78	243	.74
3.	Gutter/drainpipe repair (1X)...	22	45	63	214	.70
4.	Surface deterioration (1.5X)...	1	40	125	178	.91
5.	Timber rot (1.5X).....	1	27	96	220	.67
6.	Paint peeling (1X).....	25	45	157	117	1.01
7.	Doors, windows, screens (1.5X).	3	36	116	189	.87
8.	Settlement evident, foundation (2X).....	2	2	48	292	.35
9.	Porch step repairs (1X).....	6	38	110	190	.61
10.	Site condition (1X).....	4	44	132	164	.69

AREA REPAIR SCORE: ..... 7.2

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	81	23
2.	Good (2)	155	44
3.	Fair (5)	83	24
4.	Poor (7)	24	7
5.	Dilapidated (10)	1	
6.	Not rated	<u>6</u>	<u>2</u>
	TOTAL UNITS	<u>350</u>	<u>100</u>
	CONDITION SCORE	<u>2.6</u>	

Section 3. Results

AREA REPAIR SCORE	<u>7.2</u>
CONDITION SCORE	<u>2.6</u>
TOTAL HOUSING SCORE	<u>9.8</u>

Subarea G

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean
		(4)	(2)	(1)	(0)	Score
1.	Roof covering repairs (1.5X)...	8	21	55	262	.56
2.	Sagging roof/roofline (2X).....	1	15	85	245	.69
3.	Gutter/drainpipe repair (1X)...	13	40	78	215	.61
4.	Surface deterioration (1.5X)...	2	33	134	177	.90
5.	Timber rot (1.5X).....	0	22	76	248	.52
6.	Paint peeling (1X).....	32	46	169	99	1.12
7.	Doors, windows, screens (1.5X).	7	30	66	243	.69
8.	Settlement evident, foundation (2X).....	0	11	73	262	.55
9.	Porch step repairs (1X).....	9	24	117	196	.58
10.	Site condition (1X).....	18	60	115	153	<u>.89</u>

AREA REPAIR SCORE: ..... 7.1

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	78	22
2.	Good (2)	129	37
3.	Fair (5)	113	32
4.	Poor (7)	26	7
5.	Dilapidated (10)	0	0
6.	Not rated	<u>4</u>	<u>      </u>
	TOTAL UNITS	<u>350</u>	<u>99</u>
	CONDITION SCORE	<u>2.9</u>	

Section 3. Results

AREA REPAIR SCORE	<u>7.1</u>
CONDITION SCORE	<u>2.9</u>
TOTAL HOUSING SCORE	<u>10.0</u>

Subarea H

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...	9	34	65	151	.98
2.	Sagging roof/roofline (2X).....	3	19	92	145	1.10
3.	Gutter/drainpipe repair (1X)...	23	35	88	113	.96
4.	Surface deterioration (1.5X)...	4	49	117	89	1.34
5.	Timber rot (1.5X).....	1	33	126	99	1.14
6.	Paint peeling (1X).....	24	56	115	64	1.25
7.	Doors, windows, screens (1.5X).	2	40	100	117	1.09
8.	Settlement evident, foundation (2X).....	0	5	59	195	.53
9.	Porch step repairs (1X).....	5	32	108	114	.74
10.	Site condition (1X).....	2	32	127	98	<u>.77</u>
AREA REPAIR SCORE: .....						<u>9.9</u>

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	23	9
2.	Good (2)	83	32
3.	Fair (5)	117	44
4.	Poor (7)	36	14
5.	Dilapidated (10)	0	0
6.	Not rated	<u>4</u>	<u>2</u>
	TOTAL UNITS	<u>263</u>	<u>101</u>
	CONDITION SCORE	<u>3.9</u>	

Section 3. Results

AREA REPAIR SCORE	<u>9.9</u>
CONDITION SCORE	<u>3.9</u>
TOTAL HOUSING SCORE	<u>13.8</u>

Subarea I

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...	5	9	45	98	.79
2.	Sagging roof/roofline (2X).....	1	16	42	98	.99
3.	Gutter/drainpipe repair (1X)...	10	19	46	82	.79
4.	Surface deterioration (1.5X)...	1	21	60	75	1.01
5.	Timber rot (1.5X).....	0	21	46	90	.84
6.	Paint peeling (1X).....	7	41	56	53	1.06
7.	Doors, windows, screens (1.5X).	6	21	38	92	.99
8.	Settlement evident, foundation (2X).....	0	11	41	105	.80
9.	Porch step repairs (1X).....	6	12	53	86	.64
10.	Site condition (1X).....	3	22	53	79	<u>.69</u>
AREA REPAIR SCORE: .....						<u>8.6</u>

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	33	21
2.	Good (2)	56	35
3.	Fair (5)	56	35
4.	Poor (7)	12	8
5.	Dilapidated (10)	0	0
6.	Not rated	<u>3</u>	<u>2</u>
	TOTAL UNITS	<u>160</u>	<u>101</u>
	CONDITION SCORE	<u>3.0</u>	

Section 3. Results

AREA REPAIR SCORE	<u>8.6</u>
CONDITION SCORE	<u>3.0</u>
TOTAL HOUSING SCORE	<u>11.6</u>

Subarea J

Section 1. Repair Summary

		Substan-			Mean	
		Major	tial	Minor	None	Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...	7	33	59	106	1.12
2.	Sagging roof/roofline (2X).....	1	22	84	98	1.29
3.	Gutter/drainpipe repair (1X)...	15	44	61	85	1.02
4.	Surface deterioration (1.5X)...	1	27	96	81	1.13
5.	Timber rot (1.5X).....	0	21	88	96	.95
6.	Paint peeling (1X).....	21	29	96	59	1.16
7.	Doors, windows, screens (1.5X).	1	29	62	113	.91
8.	Settlement evident, foundation (2X).....	0	14	58	133	.84
9.	Porch step repairs (1X).....	4	39	72	90	.81
10.	Site condition (1X).....	3	32	82	88	.77

AREA REPAIR SCORE: ..... 10.0

Section 2. Housing Summary

<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1. Excellent (0)	27	13
2. Good (2)	73	36
3. Fair (5)	83	40
4. Poor (7)	21	10
5. Dilapidated (10)	1	
6. Not rated	<u>0</u>	<u>0</u>
TOTAL UNITS	<u>205</u>	<u>99</u>
CONDITION SCORE	<u>3.5</u>	

Section 3. Results

AREA REPAIR SCORE	<u>10.0</u>
CONDITION SCORE	<u>3.5</u>
TOTAL HOUSING SCORE	<u>13.5</u>

Subarea K

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...	1	24	76	67	1.14
2.	Sagging roof/roofline (2X).....	1	9	64	94	1.02
3.	Gutter/drainpipe repair (1X)...	13	11	34	110	.64
4.	Surface deterioration (1.5X)...	1	14	59	94	.81
5.	Timber rot (1.5X).....	1	14	45	108	.69
6.	Paint peeling (1X).....	16	16	77	59	1.03
7.	Doors, windows, screens (1.5X).	3	8	49	107	.69
8.	Settlement evident, foundation (2X).....	0	4	44	119	.62
9.	Porch step repairs (1X).....	3	17	45	102	.54
10.	Site condition (1X).....	1	19	57	90	<u>.59</u>
AREA REPAIR SCORE: .....						<u>7.8</u>

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	51	30
2.	Good (2)	62	37
3.	Fair (5)	46	27
4.	Poor (7)	6	4
5.	Dilapidated (10)	0	0
6.	Not rated	<u>4</u>	<u>2</u>
	TOTAL UNITS	<u>169</u>	<u>100</u>
	CONDITION SCORE	<u>2.7</u>	

Section 3. Results

AREA REPAIR SCORE	<u>7.8</u>
CONDITION SCORE	<u>2.7</u>
TOTAL HOUSING SCORE	<u>10.5</u>

Subarea L

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean Score
		(4)	(2)	(1)	(0)	
1.	Roof covering repairs (1.5X)...	11	26	56	39	1.73
2.	Sagging roof/roofline (2X).....	3	32	62	35	2.09
3.	Gutter/drainpipe repair (1X)...	26	28	38	40	1.50
4.	Surface deterioration (1.5X)...	11	38	38	45	1.80
5.	Timber rot (1.5X).....	3	38	51	40	1.58
6.	Paint peeling (1X).....	24	27	41	40	1.45
7.	Doors, windows, screens (1.5X).	6	22	42	62	1.25
8.	Settlement evident, foundation (2X).....	5	28	36	63	1.70
9.	Porch step repairs (1X).....	10	27	34	61	.97
10.	Site condition (1X).....	7	30	35	60	<u>.93</u>

AREA REPAIR SCORE: ..... 15.0

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	24	18
2.	Good (2)	25	19
3.	Fair (5)	46	35
4.	Poor (7)	34	26
5.	Dilapidated (10)	3	2
6.	Not rated	<u>0</u>	<u>0</u>
	TOTAL UNITS	<u>132</u>	<u>100</u>
	CONDITION SCORE	<u>4.6</u>	

Section 3. Results

AREA REPAIR SCORE	<u>15.0</u>
CONDITION SCORE	<u>4.6</u>
TOTAL HOUSING SCORE	<u>19.6</u>



Subarea M

Section 1. Repair Summary

		Major	Substan- tial	Minor	None	Mean
		(4)	(2)	(1)	(0)	Score
1.	Roof covering repairs (1.5X)...12	14	31	41		1.67
2.	Sagging roof/roofline (2X)..... 4	16	30	48		1.59
3.	Gutter/drainpipe repair (1X)...19	13	21	45		1.26
4.	Surface deterioration (1.5X)... 5	21	26	46		1.35
5.	Timber rot (1.5X)..... 6	18	24	50		1.29
6.	Paint peeling (1X).....13	17	22	46		1.10
7.	Doors, windows, screens (1.5X). 4	16	21	57		1.06
8.	Settlement evident, foundation (2X)..... 5	17	15	61		1.41
9.	Porch step repairs (1X).....10	18	21	49		.99
10.	Site condition (1X)..... 5	22	33	38		<u>1.00</u>

AREA REPAIR SCORE: ..... 12.7

Section 2. Housing Summary

	<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1.	Excellent (0)	32	33
2.	Good (2)	23	24
3.	Fair (5)	23	24
4.	Poor (7)	15	15
5.	Dilapidated (10)	5	5
6.	Not rated	<u>0</u>	<u>0</u>
	TOTAL UNITS	<u>98</u>	<u>101</u>
	CONDITION SCORE	<u>3.2</u>	

Section 3. Results

AREA REPAIR SCORE	<u>12.7</u>
CONDITION SCORE	<u>3.2</u>
TOTAL HOUSING SCORE	<u><u>15.9</u></u>

Subarea N

Section 1. Repair Summary

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Roof covering repairs (1.5X)... 7		14	40	18	1.82
2. Sagging roof/roofline (2X)..... 3		9	45	22	1.90
3. Gutter/drainpipe repair (1X)...15		16	28	20	1.52
4. Surface deterioration (1.5X)... 3		25	35	16	1.84
5. Timber rot (1.5X)..... 3		18			1.65
6. Paint peeling (1X)..... 9		19	40	11	1.44
7. Doors, windows, screens (1.5X). 4		10	37	28	1.39
8. Settlement evident, foundation (2X)..... 4		10	22	43	1.47
9. Porch step repairs (1X)..... 6		14	23	36	.95
10. Site condition (1X)..... 8		10	31	30	<u>1.05</u>

AREA REPAIR SCORE: ..... 15.0

Section 2. Housing Summary

<u>CONDITION</u>	<u># UNITS</u>	<u>%</u>
1. Excellent (0)	1	1
2. Good (2)	21	27
3. Fair (5)	35	44
4. Poor (7)	19	24
5. Dilapidated (10)	3	4
6. Not rated	<u>0</u>	<u>0</u>
TOTAL UNITS	<u>79</u>	<u>100</u>
CONDITION SCORE	<u>4.8</u>	

Section 3. Results

AREA REPAIR SCORE	<u>15.0</u>
CONDITION SCORE	<u>4.8</u>
TOTAL HOUSING SCORE	<u>19.8</u>

## Appendix B

### Neighborhood Environment and Capital Improvements and Repairs

Total Subareas A-N

#### Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	16	29	70	66	1.06
2. Litter.....	24	32	87	38	1.36
3. Unkempt yards, alleys, vacant lots.....	21	53	76	31	1.47
4. Parked vehicles, junk cars.....	3	22	84	72	.77
5. Heavy traffic.....	12	66	46	57	1.25
6. Other pollution- noise, odor, dust.....	6	25	35	115	<u>.60</u>
ENVIRONMENT SCORE: .....					<u>6.5</u>

#### Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	7	29	44	101	1.44
2. Curbs (1.5X).....	4	14	48	115	.76
3. Plugged storm drains (1X)....	33	62	65	21	1.77
4. Sidewalks (1X).....	12	41	64	64	1.07
5. Street lights (1X).....	0	0	11	170	.06
6. Street signs, signals (1X)...	0	2	18	161	.12
7. Intersection improvements (1.5X).....	0	7	33	141	.39
8. Parks, open space condition, accessibility (1.5X).....	0	7	58	116	<u>.60</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>6.2</u>

#### Section 3. Results

ENVIRONMENT SCORE.....	<u>6.5</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>6.2</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>12.7</u>

## Appendix B

### Neighborhood Environment and Capital Improvements and Repairs

#### Subarea A

##### Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	0	0	2	10	.17
2. Litter.....	0	2	8	2	1.00
3. Unkempt yards, alleys, vacant lots.....	0	4	6	2	1.17
4. Parked vehicles, junk cars.....	0	1	7	4	.75
5. Heavy traffic.....	0	0	6	6	.50
6. Other pollution- noise, odor, dust.....	0	0	2	10	<u>.17</u>
ENVIRONMENT SCORE: .....					<u>3.8</u>

##### Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	0	3	9	.50
2. Curbs (1.5X).....	0	0	3	9	.38
3. Plugged storm drains (1X)....	0	2	7	3	.92
4. Sidewalks (1X).....	0	2	7	3	.92
5. Street lights (1X).....	0	0	2	10	.17
6. Street signs, signals (1X)...	0	0	1	11	.08
7. Intersection improvements (1.5X).....	0	0	0	12	.00
8. Parks, open space condition, accessibility (1.5X).....	0	0	0	12	<u>.00</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>3.0</u>

##### Section 3. Results

ENVIRONMENT SCORE.....	<u>3.8</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>3.0</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>6.8</u>

Subarea B

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	0	1	8	6	.67
2. Litter.....	1	4	7	3	1.27
3. Unkempt yards, alleys, vacant lots.....	1	5	6	3	1.33
4. Parked vehicles, junk cars....	0	1	9	5	.73
5. Heavy traffic.....	0	3	6	6	.80
6. Other pollution- noise, odor, dust.....	0	0	0	0	<u>.00</u>
ENVIRONMENT SCORE: .....					<u>4.8</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	0	8	7	1.07
2. Curbs (1.5X).....	0	1	4	10	.60
3. Plugged storm drains (1X).....	3	3	7	2	1.67
4. Sidewalks (1X).....	0	1	11	3	.87
5. Street lights (1X).....	0	0	0	15	.00
6. Street signs, signals (1X)....	0	0	0	15	.00
7. Intersection improvements (1.5X).....	0	0	2	13	.20
8. Parks, open space condition, accessibility (1.5X).....	0	0	0	15	<u>.00</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>4.4</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>4.8</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>4.4</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>9.2</u>

Subarea C

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	0	0	3	5	.38
2. Litter.....	0	0	5	3	.62
3. Unkempt yards, alleys, vacant lots.....	0	0	4	4	.50
4. Parked vehicles, junk cars....	0	0	3	5	.38
5. Heavy traffic.....	1	2	3	2	1.38
6. Other pollution- noise, odor, dust.....	0	0	1	7	<u>.12</u>
ENVIRONMENT SCORE: .....					<u>3.4</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	0	1	7	.25
2. Curbs (1.5X).....	0	0	3	5	.56
3. Plugged storm drains (1X).....	1	3	4	0	1.75
4. Sidewalks (1X).....	0	0	5	3	.62
5. Street lights (1X).....	0	0	0	8	.00
6. Street signs, signals (1X)....	0	0	2	6	.25
7. Intersection improvements (1.5X).....	0	0	3	5	.56
8. Parks, open space condition, accessibility (1.5X).....	0	0	5	0	<u>.94</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>4.9</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>3.4</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>4.9</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>8.3</u>

Subarea D

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	0	1	5	5	.64
2. Litter.....	0	2	7	2	1.00
3. Unkempt yards, alleys, vacant lots.....	0	4	3	4	1.00
4. Parked vehicles, junk cars....	0	0	5	6	.46
5. Heavy traffic.....	1	4	3	3	1.36
6. Other pollution- noise, odor, dust.....	0	0	1	10	<u>.36</u>
ENVIRONMENT SCORE: .....					<u>4.80</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	1	1	9	.54
2. Curbs (1.5X).....	0	0	1	10	.14
3. Plugged storm drains (1X).....	4	3	4	0	2.36
4. Sidewalks (1X).....	0	0	3	8	.27
5. Street lights (1X).....	0	0	0	11	.00
6. Street signs, signals (1X)....	0	0	1	10	.09
7. Intersection improvements (1.5X).....	0	0	4	7	.54
8. Parks, open space condition, accessibility (1.5X).....	0	0	3	8	<u>.41</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>4.4</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>4.8</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>4.4</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>9.2</u>

Subarea E

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	0	0	7	6	.54
2. Litter.....	0	2	6	5	.77
3. Unkempt yards, alleys, vacant lots.....	0	4	5	4	1.00
4. Parked vehicles, junk cars....	0	2	5	6	.69
5. Heavy traffic.....	0	11	2	0	1.80
6. Other pollution- noise, odor, dust.....	0	0	6	7	.46
ENVIRONMENT SCORE: .....					<u>5.3</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	4	6	3	2.15
2. Curbs (1.5X).....	0	5	2	6	1.38
3. Plugged storm drains (1X).....	4	5	3	1	2.23
4. Sidewalks (1X).....	2	7	2	2	1.85
5. Street lights (1X).....	0	0	0	13	.00
6. Street signs, signals (1X)....	0	0	0	13	.00
7. Intersection improvements (1.5X).....	0	0	5	8	.58
8. Parks, open space condition, accessibility (1.5X).....	0	0	2	11	.23
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>8.4</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>5.3</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>8.4</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>13.7</u>



Subarea F

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	0	1	7	8	.56
2. Litter.....	0	1	8	7	.62
3. Unkempt yards, alleys, vacant lots.....	0	3	12	1	1.12
4. Parked vehicles, junk cars....	0	0	12	4	.75
5. Heavy traffic.....	0	5	2	9	.75
6. Other pollution- noise, odor, dust.....	0	0	1	15	<u>.06</u>
ENVIRONMENT SCORE: .....					<u>3.9</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	4	3	9	1.38
2. Curbs (1.5X).....	0	0	6	10	.56
3. Plugged storm drains (1X).....	2	5	9	0	1.69
4. Sidewalks (1X).....	0	3	7	6	.81
5. Street lights (1X).....	0	0	0	16	.00
6. Street signs, signals (1X)....	0	0	0	16	.00
7. Intersection improvements (1.5X).....	0	0	2	14	.19
8. Parks, open space condition, accessibility (1.5X).....	0	0	2	14	<u>.19</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>4.8</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>3.9</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>4.8</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>8.7</u>

Subarea G

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	1	2	9	4	1.06
2. Litter.....	0	3	10	3	1.00
3. Unkempt yards, alleys, vacant lots.....	1	4	9	2	1.31
4. Parked vehicles, junk cars....	0	0	8	8	.50
5. Heavy traffic.....	2	7	2	5	1.50
6. Other pollution- noise, odor, dust.....	2	2	3	9	<u>.94</u>
ENVIRONMENT SCORE: .....					<u>6.3</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	3	2	11	1.00
2. Curbs (1.5X).....	0	2	5	9	.84
3. Plugged storm drains (1X).....	5	5	5	1	2.19
4. Sidewalks (1X).....	2	6	4	4	1.50
5. Street lights (1X).....	0	0	1	15	.06
6. Street signs, signals (1X)....	0	0	1	15	.06
7. Intersection improvements (1.5X).....	0	0	1	15	.09
8. Parks, open space condition, accessibility (1.5X).....	0	0	14	2	<u>1.31</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>7.1</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>6.3</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>7.1</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>13.4</u>

Subarea H

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	3	4	6	4	1.53
2. Litter.....	4	3	6	4	1.65
3. Unkempt yards, alleys, vacant lots.....	3	5	6	3	1.65
4. Parked vehicles, junk cars....	0	1	9	7	.65
5. Heavy traffic.....	0	9	6	2	1.41
6. Other pollution- noise, odor, dust.....	0	2	7	8	.65
ENVIRONMENT SCORE: .....					<u>7.5</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	3	4	2	8	2.59
2. Curbs (1.5X).....	4	3	6	4	2.47
3. Plugged storm drains (1X).....	5	7	5	0	2.29
4. Sidewalks (1X).....	1	5	7	4	1.24
5. Street lights (1X).....	0	0	5	12	.29
6. Street signs, signals (1X)....	0	0	6	11	.35
7. Intersection improvements (1.5X).....	0	1	7	9	.79
8. Parks, open space condition, accessibility (1.5X).....	0	1	10	6	1.06
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>11.1</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>7.5</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>11.1</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>18.6</u>

## Subarea I

### Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	2	5	4	2	1.69
2. Litter.....	2	5	2	4	1.54
3. Unkempt yards, alleys, vacant lots.....	3	5	5	0	2.08
4. Parked vehicles, junk cars....	0	5	2	6	.92
5. Heavy traffic.....	1	4	3	5	1.15
6. Other pollution- noise, odor, dust.....	1	1	4	7	<u>.77</u>
ENVIRONMENT SCORE: .....					<u>8.2</u>

### Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	3	0	5	5	2.62
2. Curbs (1.5X).....	0	0	6	7	.69
3. Plugged storm drains (1X).....	5	4	2	2	2.31
4. Sidewalks (1X).....	1	5	5	2	1.46
5. Street lights (1X).....	0	0	1	12	.08
6. Street signs, signals (1X)....	0	1	2	10	.31
7. Intersection improvements (1.5X).....	0	1	3	9	.58
8. Parks, open space condition, accessibility (1.5X).....	0	2	7	4	<u>1.27</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>9.3</u>

### Section 3. Results

ENVIRONMENT SCORE.....	<u>8.2</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>9.3</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>17.5</u>

Subarea J

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	0	3	3	4	.90
2. Litter.....	2	2	4	2	1.60
3. Unkempt yards, alleys, vacant lots.....	2	1	4	3	1.40
4. Parked vehicles, junk cars....	0	4	2	4	1.00
5. Heavy traffic.....	4	4	2	0	2.60
6. Other pollution- noise, odor, dust.....	0	4	1	5	<u>.90</u>
ENVIRONMENT SCORE: .....					<u>8.4</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	1	4	1	4	2.60
2. Curbs (1.5X).....	0	1	4	5	.90
3. Plugged storm drains (1X).....	1	2	6	1	1.40
4. Sidewalks (1X).....	0	3	2	5	.80
5. Street lights (1X).....	0	0	1	9	.10
6. Street signs, signals (1X)....	0	0	1	9	.10
7. Intersection improvements (1.5X).....	0	0	1	9	.15
8. Parks, open space condition, accessibility (1.5X).....	0	2	4	4	<u>1.20</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>7.30</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>8.4</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>7.2</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>15.6</u>

Subarea K

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	6	0	5	1	2.42
2. Litter.....	6	1	5	0	2.58
3. Unkempt yards, alleys, vacant lots.....	5	2	4	1	2.33
4. Parked vehicles, junk cars....	1	5	4	2	1.50
5. Heavy traffic.....	0	1	6	5	.67
6. Other pollution- noise, odor, dust.....	0	3	5	4	<u>.92</u>

ENVIRONMENT SCORE: ..... 10.4

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	5	4	3	2.33
2. Curbs (1.5X).....	0	2	4	6	1.00
3. Plugged storm drains (1X).....	0	6	5	1	1.42
4. Sidewalks (1X).....	0	2	6	4	.83
5. Street lights (1X).....	0	0	1	11	.08
6. Street signs, signals (1X)....	0	0	3	9	.25
7. Intersection improvements (1.5X).....	0	0	1	11	.12
8. Parks, open space condition, accessibility (1.5X).....	0	1	7	4	<u>1.12</u>

CAPITAL IMPROVEMENT/REPAIR SCORE..... 7.2

Section 3. Results

ENVIRONMENT SCORE..... 10.4

CAPITAL IMPROVEMENT/  
REPAIR SCORE..... 7.2

TOTAL ENVIRONMENT/  
CAPITAL IMPROVEMENT  
SCORE.....17.6

Subarea L

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	2	2	5	2	1.54
2. Litter.....	3	1	5	2	1.73
3. Unkempt yards, alleys, vacant lots.....	2	6	1	2	1.91
4. Parked vehicles, junk cars....	1	3	6	1	1.46
5. Heavy traffic.....	0	11	0	0	2.00
6. Other pollution- noise, odor, dust.....	1	7	0	3	<u>1.64</u>
ENVIRONMENT SCORE: .....					<u>10.3</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	2	6	3	1.82
2. Curbs (1.5X).....	0	0	3	8	.41
3. Plugged storm drains (1X).....	1	5	3	2	1.54
4. Sidewalks (1X).....	4	3	3	1	2.27
5. Street lights (1X).....	0	0	0	11	.00
6. Street signs, signals (1X)....	0	1	0	10	.18
7. Intersection improvements (1.5X).....	0	2	3	6	.96
8. Parks, open space condition, accessibility (1.5X).....	0	0	1	10	<u>.14</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>7.3</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>10.3</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>7.3</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>17.6</u>

Subarea M

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	1	6	3	4	1.36
2. Litter.....	2	4	7	1	1.64
3. Unkempt yards, alleys, vacant lots.....	1	7	6	0	1.71
4. Parked vehicles, junk cars....	1	0	8	5	.86
5. Heavy traffic.....	0	2	4	8	.57
6. Other pollution- noise, odor, dust.....	0	5	3	6	<u>.93</u>
ENVIRONMENT SCORE: .....					<u>7.1</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	0	1	13	.14
2. Curbs (1.5X).....	0	0	0	0	.00
3. Plugged storm drains (1X).....	0	2	4	8	.57
4. Sidewalks (1X).....	2	3	2	7	1.14
5. Street lights (1X).....	0	0	0	14	.00
6. Street signs, signals (1X)....	0	0	0	14	.00
7. Intersection improvements (1.5X).....	0	0	1	13	.11
8. Parks, open space condition, accessibility (1.5X).....	0	0	0	0	<u>.00</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>2.0</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>7.1</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>2.0</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>9.1</u>



Subarea N

Section 1. Environment

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Dead trees, overgrown vegetation.....	1	4	3	5	1.15
2. Litter.....	4	2	7	0	2.08
3. Unkempt yards, alleys, vacant lots.....	3	3	5	2	1.77
4. Parked vehicles, junk cars....	0	0	4	9	.31
5. Heavy traffic.....	3	3	1	6	1.46
6. Other pollution- noise, odor, dust.....	1	1	2	9	<u>.62</u>
ENVIRONMENT SCORE: .....					<u>7.4</u>

Section 2. Capital Improvements Repairs

	Major (4)	Substan- tial (2)	Minor (1)	None (0)	Mean Score
1. Street conditions (2X).....	0	2	1	10	.77
2. Curbs (1.5X).....	0	0	1	12	.12
3. Plugged storm drains (1X).....	2	10	1	0	2.23
4. Sidewalks (1X).....	0	0	1	12	.15
5. Street lights (1X).....	0	0	0	13	.00
6. Street signs, signals (1X)....	0	0	1	12	.08
7. Intersection improvements (1.5X).....	0	3	0	10	.69
8. Parks, open space condition, accessibility (1.5X).....	0	1	3	9	<u>.58</u>
CAPITAL IMPROVEMENT/REPAIR SCORE.....					<u>4.6</u>

Section 3. Results

ENVIRONMENT SCORE.....	<u>7.4</u>
CAPITAL IMPROVEMENT/ REPAIR SCORE.....	<u>4.6</u>
TOTAL ENVIRONMENT/ CAPITAL IMPROVEMENT SCORE.....	<u>12.0</u>

# Appendix C

## Land-use

### Total Subareas A-N

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	3290	76
Multi-family.....	6	
Duplex.....	11	
Commercial.....	98	2
Industrial.....	43	1
Other use.....	110	3
Vacant.....	<u>747</u>	<u>17</u>
Totals.....	<u>4305</u>	<u>99</u>

# Appendix C

## Land-use

Land-use

Subarea A

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	289	95
Multi-family.....	0	0
Duplex.....	0	0
Commercial.....	0	0
Industrial.....	0	0
Other use.....	7	2
Vacant.....	<u>8</u>	<u>3</u>
Totals.....	<u>304</u>	<u>100</u>

Other use: church

Land-use

Subarea B

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	266	92
Multi-family.....	1	
Duplex.....	0	
Commercial.....	1	0
Industrial.....	0	0
Other use.....	11	4
Vacant.....	<u>11</u>	<u>4</u>
Totals.....	<u>290</u>	<u>100</u>

Commercial: some vacant commercial property, 45th & Bedford

Other use: Children's Home Society, Jeremiah Home, two lots  
under construction, church

Land-use

Subarea C

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	185	94
Multi-family.....	1	1
Duplex.....	1	1
Commercial.....	1	1
Industrial.....	0	0
Other use.....	2	1
Vacant.....	<u>6</u>	<u>3</u>
Totals.....	<u>196</u>	<u>101</u>

Commercial: auto service

Other: Nebraska School for Deaf, Holy Name School

Land-use

Subarea D

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	272	91
Multi-family.....	0	0
Duplex.....	1	0
Commercial.....	5	2
Industrial.....	0	0
Other use.....	9	3
Vacant.....	<u>11</u>	<u>4</u>
Totals.....	<u>298</u>	<u>100</u>

Land-use

Subarea E

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	274	87
Multi-family.....	0	0
Duplex.....	0	0
Commercial.....	16	5
Industrial.....	0	0
Other use.....	11	3
Vacant.....	<u>14</u>	<u>4</u>
Totals.....	<u>315</u>	<u>99</u>

Other use: North High School, two churches

Commercial: barber & beauty shop, some vacant

Land-use

Subarea F

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	406	91
Multi-family.....	0	0
Duplex.....	1	
Commercial.....	0	0
Industrial.....	0	0
Other use.....	11	3
Vacant.....	<u>27</u>	<u>6</u>
Totals.....	<u>445</u>	<u>100</u>

Other: three churches



Land-use

Subarea G

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	308	86
Multi-family.....	0	0
Duplex.....	0	0
Commercial.....	3	1
Industrial.....	0	0
Other use.....	1	
Vacant.....	<u>59</u>	<u>13</u>
Totals.....	<u>451</u>	<u>100</u>

Commercial: 40th & Bedford

Land-use

Subarea H

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	300	72
Multi-family.....	0	0
Duplex.....	2	
Commercial.....	8	2
Industrial.....	0	0
Other use.....	4	1
Vacant.....	<u>104</u>	<u>25</u>
Totals.....	<u>418</u>	<u>100</u>

Commercial: two grocery stores, two gas stations

Other use: Martin Luther King School

Other factors: borders railroad belt-line

Land-use

Subarea I

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	177	76
Multi-family.....	0	0
Duplex.....	1	
Commercial.....	17	7
Industrial.....	0	0
Other use.....	2	1
Vacant.....	<u>36</u>	<u>16</u>
Totals.....	<u>233</u>	<u>100</u>

Commercial: lounge, construction companies, junk yard--along  
Lake Street and near belt-line

Other factors: borders railroad belt-line

Land-use

Subarea J

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	212	82
Multi-family.....	3	1
Duplex.....	5	2
Commercial.....	5	2
Industrial.....	4	2
Other use.....	3	1
Vacant.....	<u>27</u>	<u>10</u>
Totals.....	<u>259</u>	<u>100</u>

Commercial: construction materials distribution

Industrial: concrete materials

Land-use

Subarea K

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	184	57
Multi-family.....	0	0
Duplex.....	0	0
Commercial.....	6	2
Industrial.....	0	0
Other use.....	2	1
Vacant.....	<u>132</u>	<u>41</u>
Totals.....	<u>324</u>	<u>101</u>

Commercial: auto salvage yard

Other factors: borders railroad belt-line

Other use: Druid Hill School, nursing home, church

Land-use

Subarea L

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	148	49
Multi-family.....	1	
Duplex.....	0	0
Commercial.....	10	3
Industrial.....	40	13
Other use.....	19	6
Vacant.....	<u>83</u>	<u>28</u>
Totals.....	<u>301</u>	<u>99</u>

Commercial: fast food, package stores, auto service,  
gas stations, wholesale distribution  
construction materials

Industrial: concrete block companies, light manufacturing

Other factors: borders Adams Park, community center,  
railroad belt-line

Other uses: Druid Hill School, church

Land-use

Subarea M

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	109	40
Multi-family.....	0	0
Duplex.....	0	0
Commercial.....	16	6
Industrial.....	0	0
Other use.....	22	8
Vacant.....	<u>126</u>	<u>46</u>
Totals.....	<u>273</u>	<u>100</u>

Commercial: construction companies and equipment, car wash, auto parts

Other factors: railroad belt-line, across street from Hilltop Housing Project

Other uses: church, Kennedy School

Land-use

Subarea N

	<u>Number Parcels</u>	<u>Percent</u>
Single-family.....	94	42
Multi-family.....	0	0
Duplex.....	0	0
Commercial.....	11	5
Industrial.....	0	0
Other use.....	15	7
Vacant.....	<u>103</u>	<u>46</u>
Totals.....	<u>223</u>	<u>100</u>

Commercial: lounge, office, Bob's Auto

Other factors: Hilltop Housing Project, across Lake  
Street, borders Adams Park

Other uses: Kennedy School, church, some lots at 30th  
& Lake under construction, day care center



